



Pamela K. Alleyne
Planning/Zoning Board Administrator

The meeting was called to order at 7:30pm. Ken Sooy chaired the meeting.

Present: Bruno, Dase, Garbutt, Germano, Jones, Lucarelli, Meadows, Sperling and Sooy

Absent: Mannis and Bassford

APPROVAL OF MINUTES: 3/22/ 2007 Approved

APPROVAL OF BILLLS: 4/12/07 Approved

COMPLETENESS:

- **Start Tape # 1 count 80. End tape # 1 count 161.**
#7-07 Tilton Rd, Office Building
Prelim & Final Site Plan Complete
- **Start Tape # 1 count 165. End tape # 1 count 212.**
#6-07 Irwin
2 Lot Minor Subdivision Complete

DECISION & RESOLUTIONS:

Approval of the Master Plan Reexamination/Adoption of the Master Plan Update
Adopted as Presented.

NEW APPEALS

MINOR SUBDIVISION:

PB # 4-07 Danielle Florence

456 Nectar Avenue

Block 748 Lot(s) 7

2 lot Minor Subdivision with front yard variance

R-1 (Residential Zoning District)

Start Tape # 1 count 232. End Tape # 1 count 1871. 7:41pm – 8:36pm

The applicant is seeking approval to create a two (2) lot minor subdivision with one (1) existing single-family dwelling to remain. The lot contains approximately 0.56 acres with 197 ft of frontage along Nectar Avenue and 125ft of frontage along Johnson Avenue. Conditions: Pedestrian Path contribution \$1,000 (for both lots). Recreation Fee \$5,000. A deed restriction will also be provided to the owner indicating that limit of disturbance because of the wetlands.

Tom Darcy represents the applicant

No Public Comments

Professional Comments

Start Tape # 1 count 992. End Tape # 1 count 1113.

Cormac Morrissey comments that there are plans to have a park in the area. There is really no place to walk in this area so the sidewalks would be beneficial. Some lots in this area are capable of being subdivided. The applicant has agreed with all the comments contained in the report dated April 5, 2007.

Start Tape # 1 count 1116. End Tape # 1 count 1160.

Tiffany CuvIELLO comments on the report dated April 3, 2007. The existing house fronts along Nectar Avenue. Johnson Avenue is a side street that dead-ends just past the applicant's property. Due to the existing wetlands it is highly unlikely that this street will ever be extended. Since Nectar Avenue is the physical street frontage based upon the building orientation and the layout of the other homes on this street, it acts as the applicants' front yard. The applicant has agreed to address the comments contained in her report. Street trees to be saved will be identified on the plans.

Sidewalk Comments

Start Tape # 1 count 1638. End Tape # 1 count 1780.

Start Tape # 1 count 1837. End Tape # 1 count 1851.

Mike comments on the issue of sidewalks and the Township policy. What is the likelihood that sidewalks will be placed in this area. The policy for sidewalks/contributions the Township should be looked into. Alert the homeowner of the limitations of the lot due to the wetlands.

Start Tape # 1 count 1116. End Tape # 1 count 1817.

Cormac comments that the general plan is to have all of Pinehurst connected by sidewalks. The issue to be discussed is the fee associated with the contribution. It should be based on a linear feet, instead of a flat fee. In general this should be discussed at the DRC or at the Infrastructure meeting.

Motion to accept the # 4-07 Florence. 2 lot Minor Subdivision was made by Bruno and 2nd by Jones.

Those voting in favor: Bruno, Dase, Garbutt Germano, Jones, Lucarelli, Meadows, and Sooy, Sperling

SITE PLAN:

PB #1-07 Dino's Gas to Go

281 South New York Rd

Block 1167.01 L. 32

NR (Neighborhood Residential Zoning District)

Preliminary Site Plan and Conditional Use

Start Tape # 1 count 1877. End Tape # 1 count 5618. 8:45pm – 10:22pm

The applicant is seeking approvals to construct a gasoline service station with eight (8) pumping stations and a proposed 1,000 sq ft (50'x20') "Gas and Go" convenience store accessory building and a 240 sf (12'x20') one car garage for automobile detailing. Under §233-14 Gas Stations are identified as a commercial use that may be included under the provisions of conditional use.

Exhibits:

A-1 Colored Site Plan

A-2 2002 DEP Aerial Photo

A-3 NJ DEP aerial photo from Absecon to Port Republic

A-4 Architectural of front elevation of the convenience store

A-5 Architectural of building and floor plan

Keith Davis represents the applicant

No Public Comments

Start Tape # 1 count 2038. End Tape # 1 count 2377.

Robert Bruce, Bruce Associates. Engineer. He comments that the site is triangular shaped. The site contains .093 acres with 27.45 ft of frontage along Rt 9. The convenience store will have public restrooms. The site will provide the required 7 parking spaces with one being handicap space. There will be two or three employees on staff for each shift. Site coverage required is 30 %. Proposed 3±%. Open space required is 50%. Proposed 62±%.

Start Tape # 1 count 3006. End Tape # 1 count 3384.

Lance Landgraft. Planner. He comments on the area gas stations and the need for additional stations to service the neighborhood. The hours of operation are 24hrs 7 days a week.

Start Tape # 1 count 2385. End Tape # 1 count 2987.

Mr. Frenda. Traffic Engineer comments that the level of service C, which is acceptable. Describes the ingress/egress of the gas truck.

Professional Comments

Start Tape # 1 count 3392. End Tape # 1 count 4294.

Cormac Morrissey, Dixon Associates comments on his report dated March 1, 2007. He will serve as both Planner and Engineer, because Tiffany has a conflict. Two gas stations have been approved along Rt 9 recently. A detailed sign must be provided for review. It will be provided during the final submission. Possibly a digital sign. Must provide a detail of the canopy. Have outstanding issues that need to be address. Also design issues that should be revisited.

The Board in general has expressed many concerns of the project. Would like the applicant to revisit the concerns of the layout of the site, the ingress/egress of the gas tanker, sign design, landscaping and buffering the commercial from the residential. All before the applicant applies for Final approval.

Council Closing

Start Tape # 1 count 5372. End Tape # 1 count 5442.

Mike summarizes the application.

Motion to accept #1-07 Dino's Gas to Go. Preliminary Site Plan and Conditional Use was made by Bruno and 2nd by Lucarelli

Those voting in favor: Bruno, Dase, Garbutt, Jones, Lucarelli, Meadows, and Sooy

Against: Sperling and Germano

MAJOR SUBDIVISION:

PB #5-07 Hoenes Subdivision

Cologne Avenue

Block 323 L. 15

VR (Village Residential Zoning District)

Preliminary 13 Lot Major Subdivision

Start Tape # 1 count 5643. End Tape # 2 count 1196. 11:30pm – 12:06pm

The applicant is requesting preliminary major subdivision approval to create 13 lots (10 residential lots and one (1) lot for stowmater and (2) two lots for open space) for property located on Cologne Avenue. The existing parcel is 10 acres. Recreation Fee is \$50,000. Pedestrian Path contribution \$5, 000.

Variance granted: Front Yard Setback at 35' and Rear Yard Setback @ 45'. Houses will be staggered. May not exercise this variance relief on all of the lots.

Exhibits:

A-1 Topographic Boundary Plan

A-2 Color landscaping Plan

Keith Davis represents the applicant

Start Tape # 1 count 5718. End Tape # 1 count 6259.

Tom Roesch, Engineer states that the site has some wetlands buffers that must be adhered to. New street will cross a wetlands area at the front of the property. A new cul de sac street is proposed. 30' wide cart way. 1000' extended long, 50' right of way and 10' grass shoulder on either side. No curb or sidewalks are proposed consistent with other cul de sac in the Township. Lots will be serviced by public sewer and water.

Professional Comments

Start Tape # 1 count 6260. End Tape # 1 count 6841.

Cormac Morrissey comments that additional soil boring test should be preformed. Pinelands have identified a drainage swale as wetlands. It will inhibit the applicant from putting sidewalks.

Start Tape # 1 count 6842. End Tape # 1 count 6988.

Tiffany Cuvillo, require additional shade trees 2 shade trees per 100', fencing around basin, a mix of shrubs and evergreen along the basin. Foundation plantings should be provided for each lot. All subject to Pineland approval.

Public Comments

Start Tape # 1 count 7005. End Tape # 2 count 278.

Jay Schabb, resident states that he is pleased that it is single-family homes instead of commercial. His field drains for his septic in the area and wanted to make sure that he will; not have a problem with flooding. The applicants' engineer has assured him that it should not be a problem. Request that the 8' strip of woods would remain for privacy. Can't make that guarantee. During construction will only be clearing roadway, basin. At the building permit process they will do a detailed grading it is a possibility that a lot of tree will be saved. After the sale it is up to the individual homeowner if they wish to save the trees.

Questioned if the lot owner wanted to put up a shed. The side yard setback is 15'. Rear yard is 30', however sheds can be 5' from property line in the VR zone. Would like a solid fence between the properties. That is up to the individual property owner.

Council Closing

Start Tape # 2 count 1130. End Tape # 2 count 1180.

Mike summarizes the application.

Motion to accept. #5-07 Hoenes. Preliminary Subdivision was made by Bruno and 2nd by Lucarelli

Those voting in favor: Bruno, Dase, Garbutt Germano, Jones, Lucarelli, Meadows, and Sooy, Sperling

Meeting adjourned MIDNIGHT

Minutes Submitted by Pamela Alleyne, Board Administrator